Karen Johnson Davidson County
Batch# 804661 DEEDWARR
02/14/2022 09:36:02 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20220214-0016506

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-23-23
(AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0051

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amany Reda	SWBC Mortgage Corp	Map: 150120A03900CO
(NAME) 6341 Mount View Rd.	(NAME) 9311 San Pedro #100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAMUEL BOSHRA, MARRIED AND HAFEZ GHOBRIAL, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANY REDA, MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 714 on the Plan of Somerset, Phase IV, of record in Plat Book 7900, Pages 978 and 979, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Boshra, married as to 95% undivided interest, and Hafez Ghobrial, married, as to 5% undivided interest, by deed from Bounthai Sayavong and Vilayvanh Sayavong, husband and wife, of record in Instrument No. 20211028-0145219, dated October 22, 2021, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 978 and 979, said Register's Office; (3) Restriction of record in Book 7402, Page 980, corrected in Book 7404, Page 295, in the Register's Office for Davidson County, Tennessee; (4) Boundary Survey of record in Plat Book 6900, Page 733, in the Register's Office for Davidson County, Tennessee; (5) Charter for Homeowners Association of record in Book 7661, Page 37, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 7619, Page 647, amended and supplemented in Book 7657, Page 583, Book 7657, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, Book 10404, Page 641, Instrument No. 20060405-0039162, Book 7619, Page 679, amended in Book 9509, Page 363, Book 9647, Page 472 and Instrument No. 20090513-0044145, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 6341 Mount View Rd., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of February, 2022.

Samuel Boshra

Hafez Ghobrial

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Boshra and Hafez Ghobrial, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of February, 2022.

Notary Public

My Commission Expires:

1/3/23